

Beautiful stone character appartement in the stunning Le castellet. 3 bedrooms, large terrasse . fabulous view

EXCLUSIVE



INFORMATION

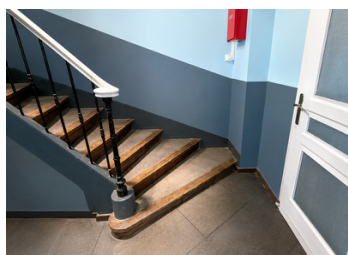
Town:	Le Castellet
Department:	Var
Bed:	3
Bath:	1
Floor:	48 m2
Outside Space:	11 m2

IN BRIEF

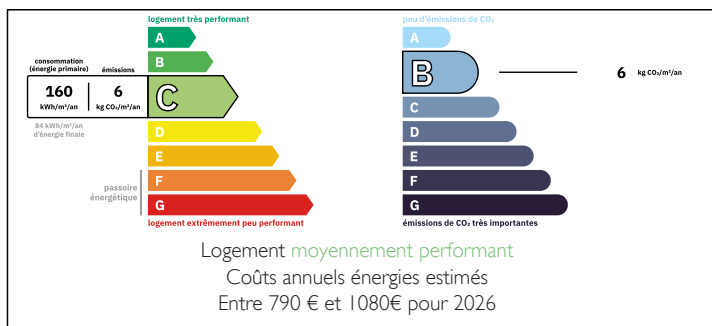
Le Castellet enjoys a privileged location between the Mediterranean coastline and the beautiful Provençal countryside. The renowned beaches of Bandol and Saint-Cyr-sur-Mer are just a 15–20 minute drive away, while the vibrant seaside town of La Ciotat can be reached in approximately 20 minutes. The village is perfectly positioned for exploring the famous Calanques of Cassis, the prestigious Bandol wine region, and the extensive walking and hiking trails of the Sainte-Baume Natural Park.

Marseille-Provence International Airport is located approximately 70 km away and can be reached in under an hour by car, providing excellent connections to destinations across Europe and beyond.

Toulon-Hyères Airport is approximately 40–45 minutes away, offering convenient domestic and international flights.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A Rare Gem in the Heart of Le Castellet – One of Provence's Most Beautiful Villages

Situated in the very heart of this exceptional village, this beautiful stone apartment is a true hidden treasure. From the moment you step through the entrance, you are captivated by its authentic character. A charming hallway adorned with handmade tiles, natural stone features and an elegant wrought-iron staircase sets the tone for this remarkable home.

The main living area opens into a bright and spacious kitchen-dining room where spectacular panoramic views stretch across the vineyards, valleys and all the way to the Mediterranean Sea. Oak parquet flooring, double glazing and reversible air conditioning in the bedroom, ensure comfort throughout the seasons, while the abundance of natural light creates an inviting and uplifting atmosphere.

The generous lounge is equally impressive, offering a peaceful retreat with charming under-eaves spaces cleverly utilised for storage and cabinetry, enhancing both practicality and character.

The property offers three bedrooms, one of which is currently arranged as a dressing room and home office. Although the official Loi Carrez surface area is approximately 48m², the apartment benefits from extensive and highly usable under-eaves space, creating a feeling of volume and comfort far beyond the measured floor area. The kitchen includes practical storage and utility areas within the eaves, while similar spaces in the lounge provide room for media units and additional furnishings.

The third bedroom enjoys direct access to the stunning Tropezian terrace – undoubtedly one of the property's most...

LOCAL TAXES

Taxe foncière: 575 EUR

NOTES